

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On February 9, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on February 9, 2012 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice-Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

Lawrence S. Shipman, Esq., joined the meeting at 9:30 a.m.

At the request of the Chairman, Mr. Valengavich moved, and Mr. Norman seconded a motion to bring the item identified as PRB#12-029 to the top of the agenda. The motion passed unanimously.

REAL ESTATE- NEW BUSINESS

PRB # 12 - 029 **Transaction/Contract Type:** RE / Conveyance of Property
Origin/Client: Coventry Historical Society
Grantee: Dustin S. McMahon & John J. Hart
Property: 2187 South Street, Coventry

Project Purpose: Conveyance of Property, Coventry
Item Purpose: Conveyance of land pursuant to Special Act No. 11-16 Section 4 comprising approximately 3.99 acres and improved with the former Elias Sprague House.

Chairman Greenberg introduced Attorney Shipman, who is representing the Grantees in the purchase of 3.99 acres, improved with an antique house, located at 2187 South Street, Coventry. Chairman Greenberg reported on the results of the site inspection held on February 7, 2012.

SPRB Staff summarized the history of the proposal. This building is known as the former Elias Sprague House and originally was to be used by the Coventry Historical Society ("CHS") as a "museum and meeting place." The house is a five-room 1821 antique Cape-Cod style dwelling of post and plank construction, with 3 fireplaces and basement with earth floor. In 1987, the CHS succeeded in placing the Elias Sprague House with its 4 acres on the National Register of Historic Places as a "representative example of the ordinary vernacular house of early 19th-century Connecticut." In 2011 the CHS sought and received permission from the Legislature to divest itself of this property. The Grantees will purchase the property for \$140,000.

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Attorney Shipman confirmed that the deed restriction recited in the purchase contract would be included in the deed to be recorded in the Coventry Land Records. One of the restrictions prevents any subdivision of the 3.99 acres. The buyers plan to move the residence away from the road, relocate the well and septic system, and incorporate the existing structure into a new residence, retaining the front façade windows, siding, stone stoop and front door.

The Board took the following vote in Open Session:

PRB FILE #12-029 - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #12- 029. The motion passed unanimously.

At 9:45 A. M. Mr. Valengavich motioned and Mr. Millstein seconded a motion to recess. The motion passed unanimously.

The Board resumed the meeting at 9:50 A. M. and continued from the beginning of the agenda.

ACCEPTANCE OF MINUTES OF FEBRUARY 2, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of February 2, 2012. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB #	12-019	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	301-118-002		
Grantor:	CSX Transportation Inc.		
Property:	486 Brewery Street, New Haven, CT		

Project Purpose: CT Route 34 – Richard C. Lee Highway Project

Item Purpose: Acquisition of approximately 23,354 SF of land, in fee, for highway purposes, together with improvements situated thereon, a "total take".

Ms. Goodhouse said that this taking is required for the New Haven Rail Yard (NHRY) Facilities Improvement Program, designed to make the NHRY a fully functional facility that provides for efficient and effective storage, dispatching, inspection, maintenance and cleaning of an increasing fleet of rail cars. Construction on the first phase, Tier I, started in 2008 and will continue through 2012. The estimated cost of Tier I is \$706,000,000 using a combination of state & federal funds.

PRB # 12-019 is required for the “Maintenance of Way” facility, which will house the Metro-North departments that maintain the yard and main line infrastructure. This will address both short-term and long-term needs. This is a taking of 23,354 SF (0.536 acre) of commercially-zoned (vacant) land located southerly of CT Route 34, adjacent to property of the United States Postal Service (USPS). Otherwise, it is bounded by land of the State of Connecticut, including a 2.45 acre parcel to the west acquired by DOT from USPS.

Access is via a 20’ wide right of way, owned by the State of Connecticut, which passes under Route 34 to provide access from Water Street. The site is narrow, irregular in shape, with level topography. Site improvements include asphalt and concrete pavement.

The taking area was initially 37,114 SF (0.852 acre). In July 2011, the taking area was revised downward by approximately 13,756 SF in order to exclude two areas of encroachment by the abutter, USPS. A USPS

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warehouse building encroaches on an area of approximately 32 feet by 200 feet. The main Post Office Building encroaches on an area of approximately 38 feet by 62 feet.

DOT is relying on (1) an appraisal as of April 28, 2010 by independent fee appraiser John Lo Monte; and (2) a review of same by DOT appraiser John P. Kerr. The damages of \$40,000 are based on \$75,000/acre (\$1.72/SF). Ms. Goodhouse recommended approval of the item.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 12-025 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-INT-0016
Consultant: ID3A, LLC

Project Purpose: New On-Call Contract
Item Purpose: To provide DCS with space planning consulting services to assist various client agencies.

Mr. Dillon recommended Board approval of the contract for ID3A, LLC (“ID3A”) as a potential space planner for projects of various sizes and scope. ID3A has provided the required insurance, Gift/Campaign and Consulting Affidavits accompanied by appropriate Corporate Resolutions. The On-Call Contract has a maximum total cumulative fee of \$300,000 and an expiration date of 5/05/2013. The standard contract provisions employed under this, the 4th series, are generally consistent with the previous series.

ID3A is a registered woman owned & small business entity. The firm was originally established in Connecticut in 2001 as Perkins & Will Architects. ID3A or Perkins & Will Architects P.C. have not been awarded an On-call Contract or formal contract with the DCS in the past two years. ID3A is an LLC and as such is not required to have an Engineering Corporation License with the State of Connecticut. The firm currently operates under the license of Kathyann Cowles (#ARI. 0012064). Camilleri and Clarke Insurance Inc. reported that ID3A has not had a policy loss or claim during the past 5 years.

PRB# 12-026 **Transaction/Contract Type:** AE / Task Letter
Project Number: BI-RC-387 **Origin/Client:** DCS/CCSU
Contract: OC-DPW-ARC-0034 Task Letter #5
Consultant: Amenta/Emma Architects, P.C.
Property: Central Connecticut State University, New Britain

Project Purpose: Barnard Hall Window Replacement Project
Item Purpose: Task Letter #5 to compensate the consultant for services related to the completion of the design documents and construction administration services required for the replacement of windows and associated improvements at Barnard Hall.

Mr. Dillon reported that the original project approved in 2008 encompassed a plan to replace all the window systems at four campus buildings identified as Barnard Hall, Sanford Hall, Kaiser Hall and Welte Hall. All of these building were constructed with an aluminum clad curtain wall system and contain mechanical operating components which are failing on all windows. The existing windows are also single glaze and have visible areas of caulk deterioration. This original project would replace all windows and associated improvements over four (4) summers at a design cost of \$131,500 and a construction budget of approximately \$790,000. It was approved under PRB #08-040. The project was started in 2009. Subsequently it was determined that the overall project was significantly over budget and to date only the Kaiser and Welte Hall window replacement projects

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have been completed under the original construction budget. The current construction budget for the completion of the Barnard Hall and Sanford Hall window replacement projects is now over \$1,000,000 each.

CCSU has confirmed that funding is available for the Barnard Hall project and as such has requested that Amenta/Emma Architects provide a scope for the completion of the design documents which are currently at the 80% level. This scope is also being revised to incorporate the integration of an interim and campus wide central cooling system into the building as Barnard Hall is currently cooled with window air units which will no longer be used upon completion of the project.

Task Letter #5 is a new task letter and is an extension of the fee approved for PRB #08-040 at a cost of \$131,500. The cumulative design fee for this project will now be \$157,300. The new total Construction Budget for the project is \$2,361,000 and the revised Architect's total fee for the project is \$157,300. The overall project budget has been increased to \$3,019,500.

The Architect will be compensated \$25,800 for (1) completion of design development and construction plans and specifications for the project. The contract plans are required to include both an interim cooling operation and plans for connection to the new central plant on campus; and (2) limited construction administrations services such as attendance at meetings and review of submittals/RFIs for the specified scope.

Mr. Dillon recommended approval of the item. The Architect's base fee as a percentage of Construction Budget is 6.67% whereas the maximum guideline rate for this Group B renovation construction project is 9.5%, with up to 1% for construction administration for a maximum fee of 10.50%. DCS has confirmed that funding is available for this project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-019 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-019. The motion passed unanimously.

PRB FILE #12-025 – Mr. Pepe and Mr. Millstein seconded a motion to approve PRB File #12-025. The motion passed unanimously.

PRB FILE #12-029- Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-029. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary